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LAGUNA BEACH GENERAL PLAN

Historic Resources Element

CITY OF LAGUNA BEACH HISTORIC RESOURCES ELEMENT

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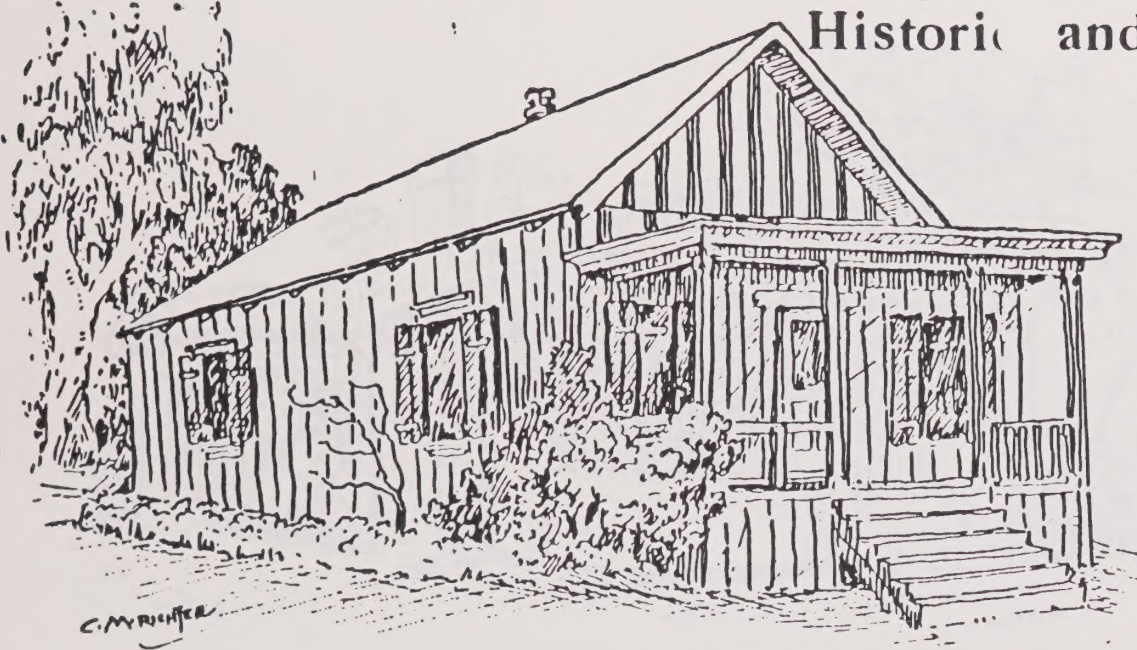
The necessity for historic preservation has occurred as a result of an increasing interest in maintaining the historic architecture which contributes to the historic and urban richness of the City of Laguna Beach.

The image and desirability of Laguna Beach rests heavily on the broad variety of housing available and on the village quality made possible by the diversity of older homes and buildings. If the positive and inviting image of Laguna as a human scale community with significant aesthetic amenities can be retained, the City will continue to enjoy prosperity and increased property values.

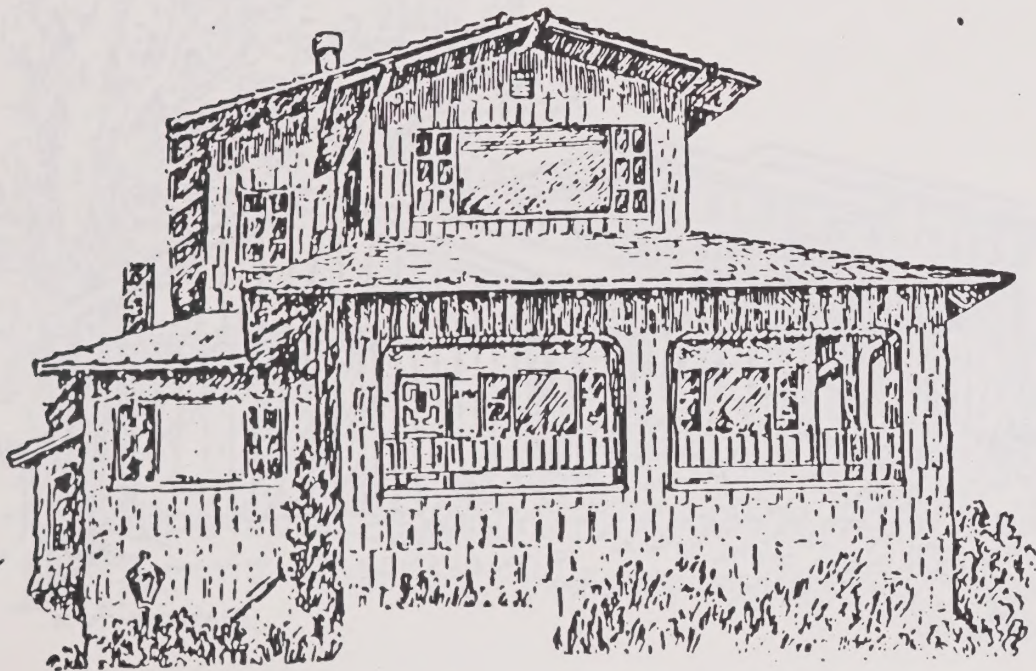
The loss of numerous older buildings and the increasing changes in the historic fabric of the community is the catalyst for this Historic Resources Element in the Laguna Beach General Plan. This Historic Resources Element is a guideline that will assist the City of Laguna Beach in promoting the preservation of its historic architectural resources. It establishes a broad framework for both public and private efforts and outlines an implementation program of financial and planning incentives to promote long-term appreciation and preservation of historic resources.

Through this Historic Resources Element and the recommended Historic Resources Ordinance program, preservation will be insured as a major component of the local planning process and as an instrumental part of the continued popularity of Laguna Beach.

Historic and Architectural Background



SETTLEMENT STYLE COTTAGE



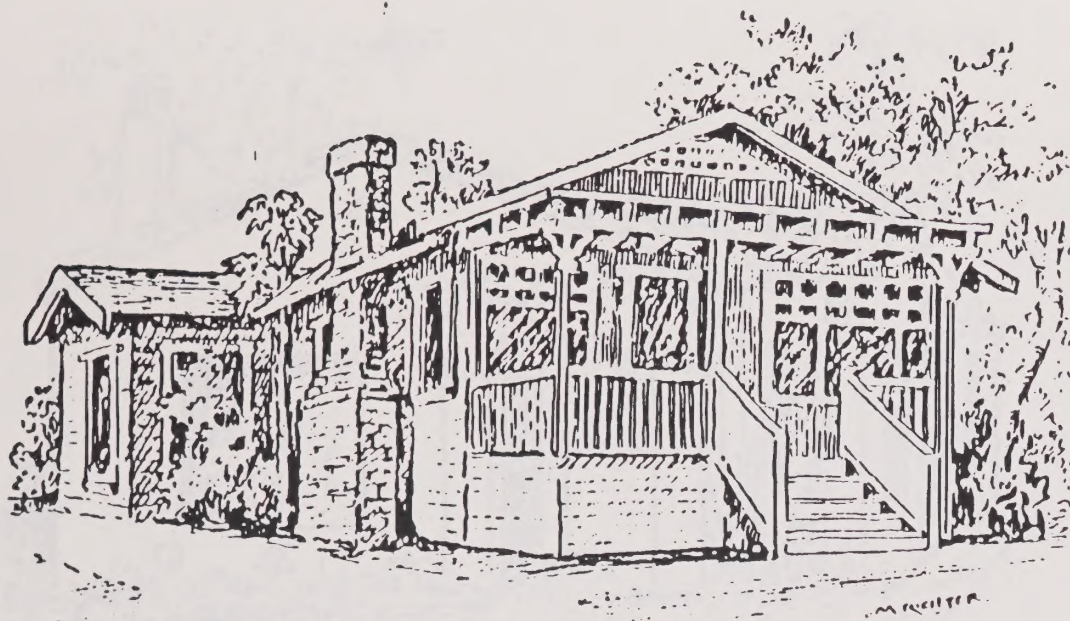
CRAFTSMAN STYLE HOUSE

The City of Laguna Beach is a 5.2-square-mile area consisting of gently rolling blufftop plains which rise away from the coast and become considerably steeper inland from the ocean. Both gentle and rugged streambeds and canyons beginning in the upper hills extend to intersect the coastline.

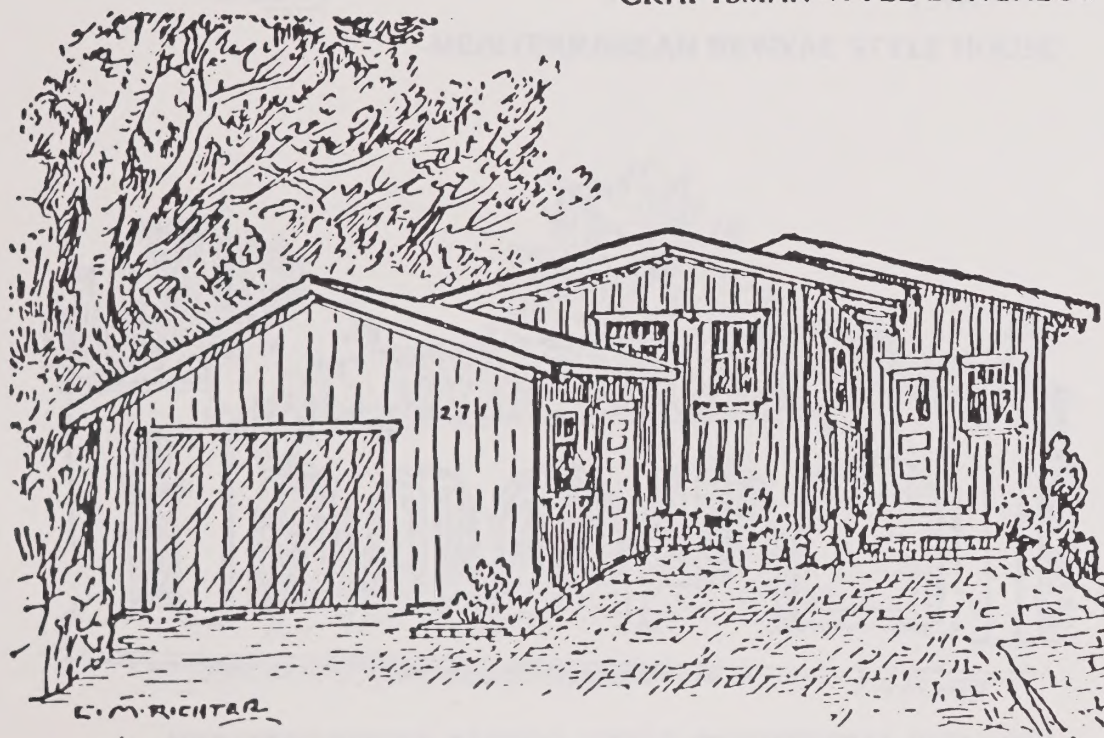
Through a recording oversight, this coastal terrain which is now known as the Laguna coast was omitted from the boundaries of the Mexican land grants and was, therefore, available for homesteading. The first white settlers who came to Laguna Beach in the 1870's were those who sought to take advantage of the land grant opportunities.

The earliest development in Laguna was concentrated along the slough which now comprises downtown Laguna and on the bluffs just above Main Beach. Naturally, the flatter portions of the city were developed first, primarily due to their proximity to the ocean and because of the ease of building on flat terrain. By 1888 there were only about 15 permanent families in Laguna and these sustained themselves largely through self-sufficient farming and through the sale of food and goods to the throngs of tent campers who flocked to Laguna during the summer months beginning in the 1880's.

The earliest dwellings and buildings built by these homesteading families like the Thurstons, Brooks, and Rogers, whose names now grace the history books on Laguna, were of a rudimentary construction and have long since disappeared. Usually constructed of board and batten in a simple design and with little ornamentation, only a handful of these pre-1900 Victorian-era homes remain in Laguna. Because of their age in relationship to the rest of the city's housing stock, they take on special historic importance.



CRAFTSMAN STYLE BUNGALOW



BOARD AND BATTEN BEACH COTTAGE

By 1910, Laguna Beach was still a rather rustic and isolated village, but popular as a seaside resort. There was no electricity in town; cooking and lighting were still performed by kerosene; and only a few homes had water from the old well up the canyon.

The Settlement style homes being built prior to 1910 were simple in design and rudimentary in construction. Typically they were a board and batten box plan dwelling with a gabled roof and some type of entry porch. Economy and lack of elaborate building materials meant ornamentation was kept to a minimum. Only a few homes remain from this period but add greatly to the range of older homes.

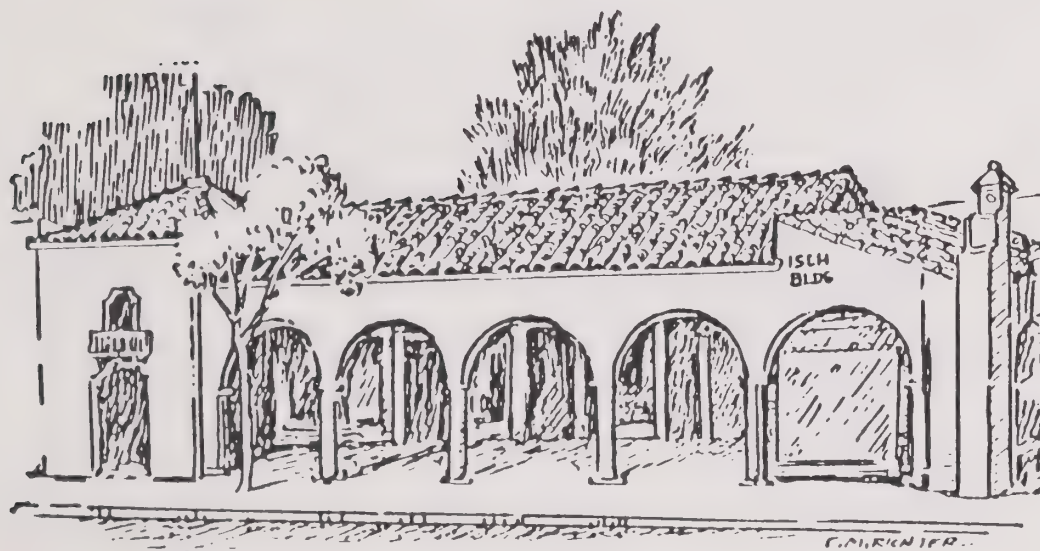
Laguna grew in popularity as a vacation spot and began to take on a new name as an art colony. Norman St. Clair, a watercolorist and reputedly the first artist to discover Laguna, arrived in town in 1903 and began the tide of artists into the city looking for a tranquil and scenic setting in which to execute their art works. Beginning with the later arrival of artist Edgar Payne in 1917, Laguna proceeded to enjoy a decade as one of the nation's leading art colonies.

The movie making industry was also at its peak in Laguna during the period from 1915 to 1930 with Robinson Crusoe and The Life of Emile Zola being among the better known movies filmed in the city. Hotel lodging for the film crews and actors was in big demand, and some of the stars even bought homes for themselves in Laguna.

While the downtown was beginning to take shape after the turn of the century with a drugstore, cafe, market and lumberyard, it was not until 1918 that the first street was paved, that being Forest Avenue. Soon thereafter, the flood of building that occurred throughout Southern California in the 1920's hit Laguna Beach as well, and the little seaside village experienced its first real building boom.



MEDITERRANEAN REVIVAL STYLE HOUSE



MEDITERRANEAN REVIVAL STYLE COMMERCIAL BUILDING

As summer usage of Laguna increased, so did the demand for a staple of permanent residents to provide services needed by the vacationers. More and more beach cottages began to be built, and those who previously had just come for the summer began to make Laguna Beach their permanent residence. All manner and style of housing began to be erected in what was almost an anything goes atmosphere with very lax building requirements.

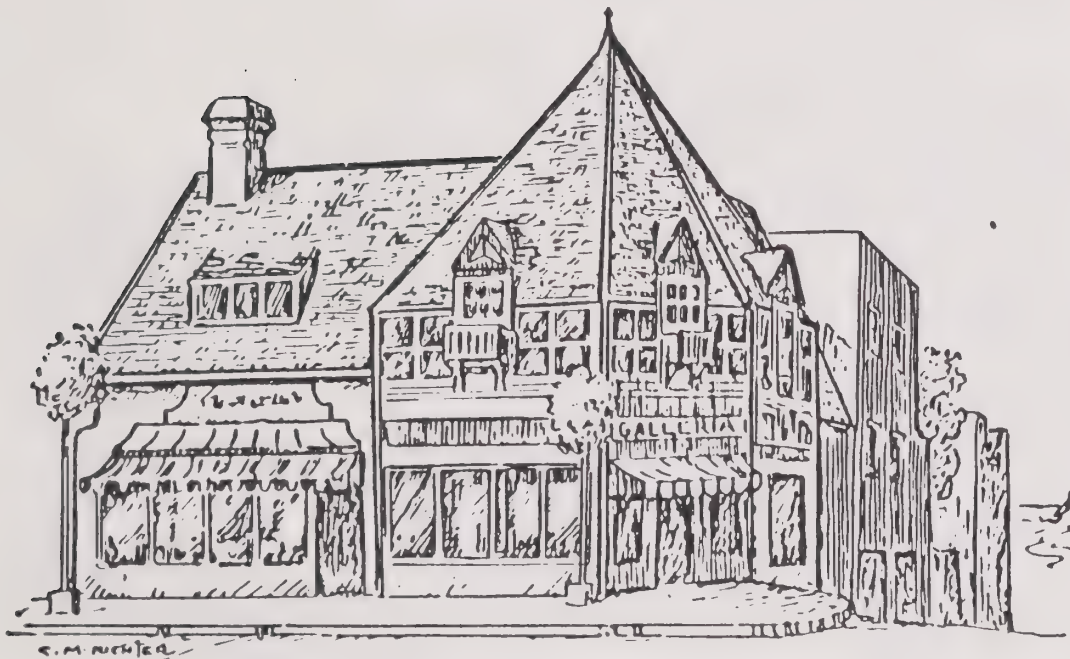
The Craftsman style which was popular around the region prior to 1925 was imported to Laguna largely during the 1920's. The style came to grace the hills and bluffs in Laguna and was constructed in all sizes. The vast majority remaining now are in the mid-sized bungalow category which were humble interpretations of the Craftsman bungalow style set forth by the architects Charles and Henry Greene of Pasadena. They espoused residential architectural design which was artistic in appearance and horizontal in format, incorporated an architectural relationship with the natural environment and utilized natural building materials with the minimum of superfluous ornamentation. The overwhelming majority of pre-W.W. II housing is in the bungalow style.

Almost every house built in Laguna prior to 1927 had its roots in the Craftsman tradition. Those, however, which were built most economically and had the least resemblance to a prevailing architectural trend were simply beach cottages. So many of these still exist today that they make up an architectural category in and of themselves.

Unlike most cities whose older buildings are concentrated in one area near the city center, those who came to Laguna had a preference for the seclusion offered by the wide open spaces. Since the vast majority of the early homes were built strictly for summer usage, they were constructed in various scattered locations so as to be away from the mainstream of activity.



PROVINCIAL REVIVAL STYLE HOUSE



PROVINCIAL REVIVAL STYLE COMMERCIAL BUILDING

The artists and the movie people of the '30's influenced Laguna's architecture into being individualized and into being good replicas of styles popular in other continents.

Laguna architecture sports the personality that results from one-of-a-kind interpretations of styles and also has strong European influences in the desire to emphasize the village quality.

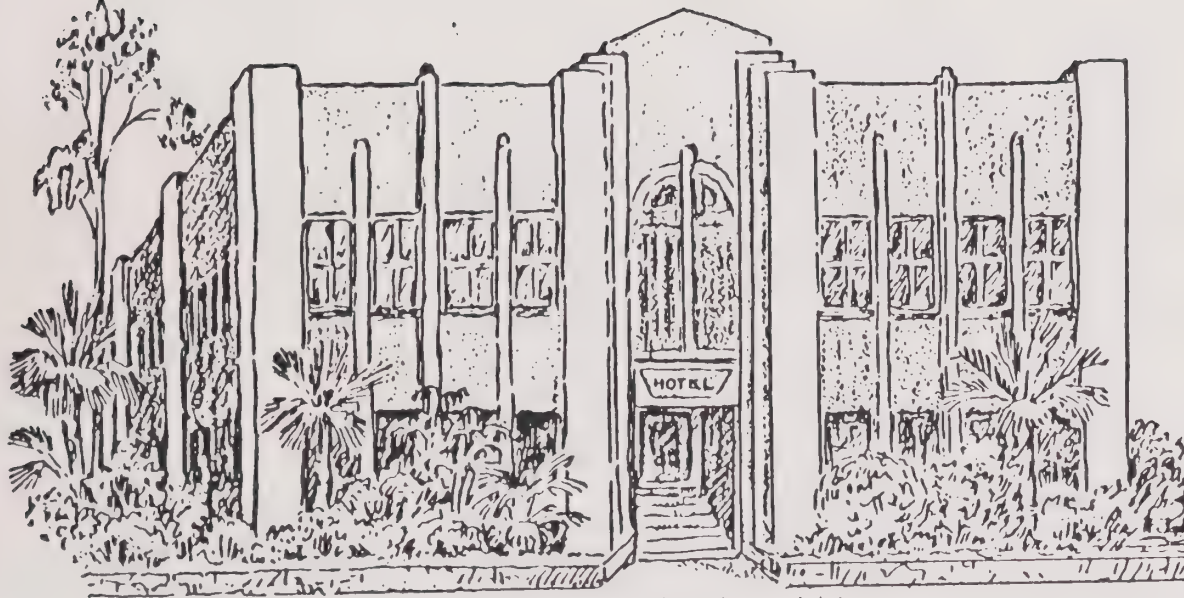
Beginning in the late 1920's and lasting through the mid-30's, most of the homes and commercial buildings were constructed in the Period Revival styles. This architectural line of thinking sought to recreate the architecture of Europe in particular, along the Southern California coast.

Most popular were the Spanish-Mediterranean and Provincial Revival styles. Along with the architectural style itself went the importance of constructing buildings at a pedestrian scale in a village atmosphere. The pre-1940 commercial buildings which remain in Laguna are largely those in the Period Revival styles.

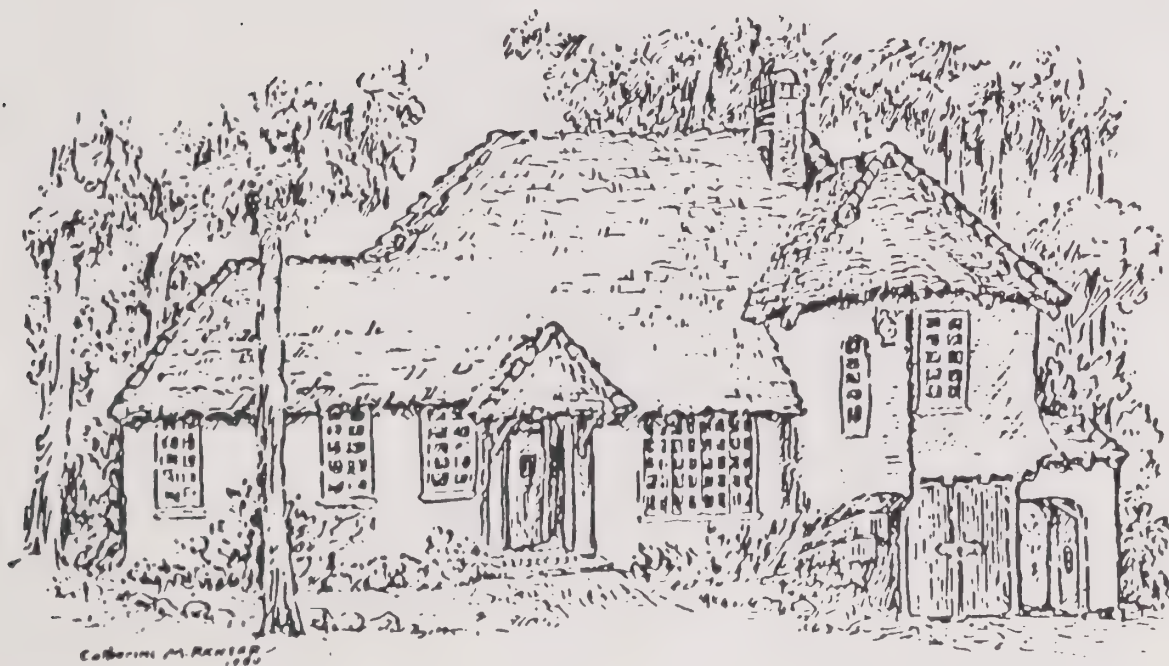
With all the growth, Laguna Beach finally incorporated itself as a city in 1927, but building slowed again in the 1930's due largely to the Depression.

Though their popularity was cut short by a declining economy, a new architectural style, known as the Moderne style, became the vogue in the 30's, particularly for commercial buildings. These buildings were either very curvilinear and robust as in the Streamline Moderne style or very vertical and angular as in the Art Deco Moderne style.

The fact that the railroad never had tracks to Laguna and that still today only two roads lead in and out of the city has caused Laguna to remain a somewhat isolated and self-contained village. The village quality has continued to be perpetuated particularly through the local architecture. Today Laguna Beach contains a myriad of residential and commercial building



ART DECO MODERNE STYLE



ECLECTIC STYLE

styles all with the mark of charm and individuality that has been popular through the decades in the city. Many of these one-of-a-kind houses are simply referred to as the Eclectic style.

Infill development has occurred in the post W.W. II years and the majority of lower Laguna below High Drive on the north and Temple Hills Drive on the south contains a mix of old and new housing. The scale and character of the housing styles and overall density of the neighborhoods follows today a precedent set by those who came to Laguna in the 1920's. About 25% of the city's housing stock in lower Laguna contains pre-1940 housing which retains its original architectural integrity. These units establish the clear preference for human scale homes constructed in natural materials with a custom design; houses built in harmony with the natural bends of the terrain, and the use of yard space which is both amply and generously landscaped.

The older homes and buildings in the city form both an important part of the local history and serve as an important image setting component of the quality and character of Laguna Beach. For this reason, it is important that the City of Laguna Beach implement programs which protect and prolong the life of these older buildings.

Historic Survey Methodology and Results

The primary purpose of the Historic Survey is to provide documented information which could be used to develop this Historic Element. Information gathered during the survey process was used to determine which properties in Laguna Beach have historical and architectural significance.

The Historic Survey also provides essential information for the completion of State Historic Resources Inventory forms. This inventory is consulted by any State agency which may be planning a project in the City of Laguna Beach so as to determine whether a State proposed project may affect a local historic building.

The Historic Survey also provides a reliable source of information for city staff to consult when public or private projects are proposed within the Historic Survey area. The availability of this information assures that the impact of a project upon historic homes and buildings will not be overlooked. The survey results are also available to the public and represent a valuable tool for community education and information.

How the Survey Was Conducted

The Historic Survey was launched in August of 1980 and lasted a period of one year. The survey was conducted in three phases under the principal direction of a survey coordinator acting as a consultant to the City of Laguna Beach. All work and data associated with the Historic Survey was monitored at monthly meetings attended by a 15-member Historic

Survey Advisory Board made of a cross-section of Laguna Beach citizens. The three-phase process was as follows:

Phase I - Resource Identification and Community Outreach (3 months)

Phase II - Field Survey and Research (6 months)

Phase III - Development of Final Work Products (3 months)

A thorough windshield survey was initiated to determine the primary survey area. It was found that pre-1940 homes and buildings were scattered equally around the flatter portions of Laguna basically in the areas of the city located west of High Drive and Hillcrest Drive in the north end of town and west of Temple Hills Drive on the south end.

All of the data gathered during the survey was reviewed by the Advisory Board. Because of the great architectural disparity among the pre-1940 buildings in town, it was decided to implement a three-category classification system. Buildings included on the final inventory forms were limited to those which most retained their original architectural integrity and which were constructed primarily before 1935, rather than 1940. Many more pre-W.W. II buildings exist in Laguna than were itemized on the final inventory, but due to the tremendous amount of remodeling over the years, it was decided to include only those which most retained their original appearance. It should be understood, however, that no building is static, and almost every building has been slightly modified in some way.

The classification system used to code buildings included on the final inventory is as follows:

Exceptional

Buildings with this classification are outstanding historic architectural examples. Most have been recommended eligible for the National Register and those which were not may be considered for National Register status in the future. Buildings in this category are usually in excellent architectural condition and are typically unique or excellent historical and/or historical architectural examples.

Key

Buildings with this classification are very good historical architectural examples which strongly retain their original integrity. These buildings have significant architectural, historical, and/or aesthetic value and are fine period examples.

Contributive

Buildings with this classification are those which contribute to the overall character and history of the neighborhood, though they are not unique in and of themselves. The great preponderance of these buildings contribute greatly to the historic and visual fabric of Laguna Beach and are important in a more general historical architectural context. The many beach bungalows built in Laguna during the 1920's are examples of buildings in this category. While contributive buildings are not architecturally outstanding, without them the streetscape of many Laguna neighborhoods would be very different.

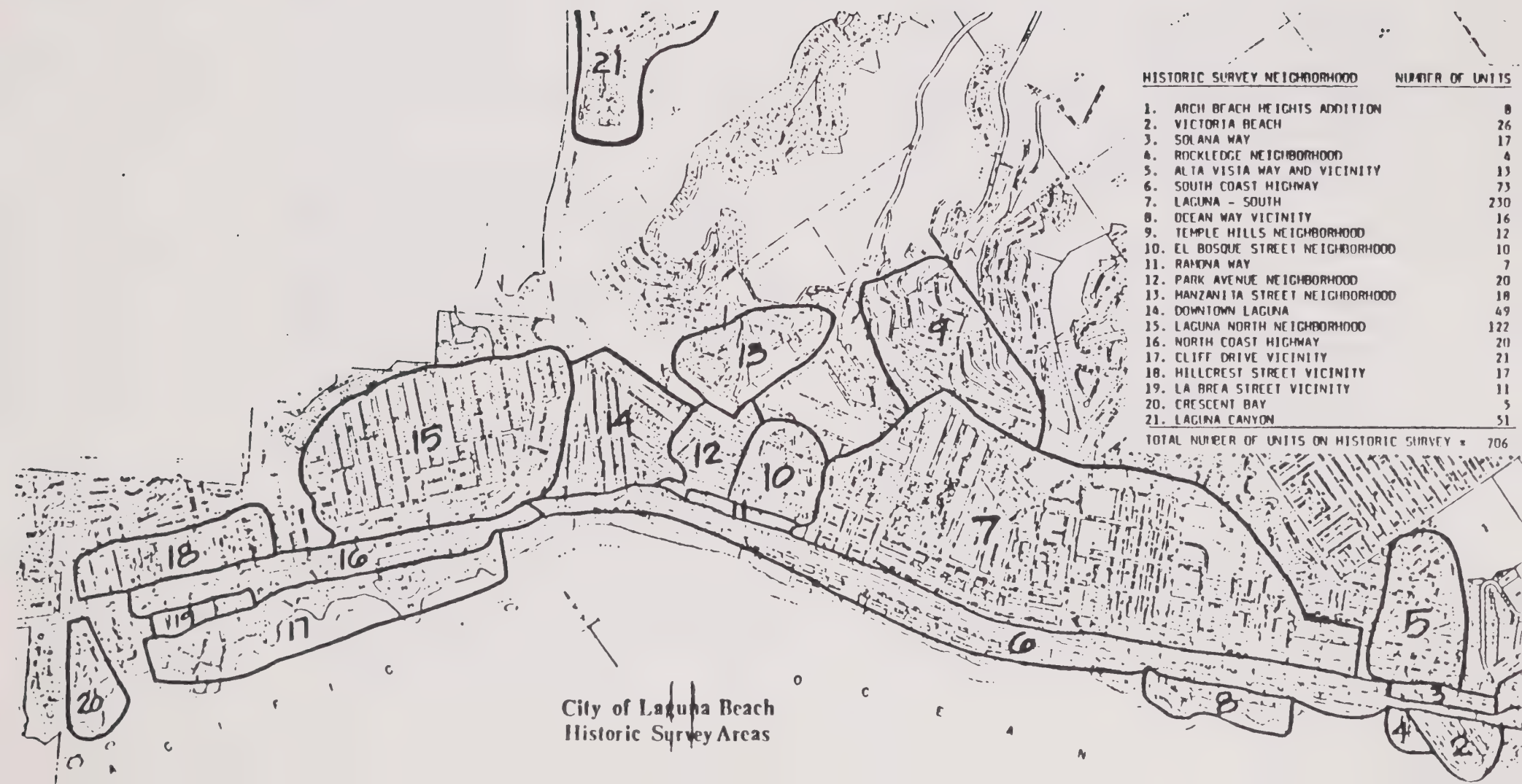
Historic Survey Results

The Historic Survey produced a total of 700+ homes and buildings which are included on the final State Resources Inventory forms. With only a few exceptions, all of these are located in the lower lying portions of Laguna. All properties included on the final inventory were grouped within identifiable neighborhoods of common geographical location, architectural theme and historic evolution. A total of 20+ neighborhood groups are included on the inventory and are shown on the following map.

Because the vast majority of older homes in Laguna began as summer cottages, they were built in scattered locations across the city. These early cottage builders preferred to be located at varying distances from each other, rather than back-to-back as was typical of the early city-oriented urban development patterns elsewhere in the region. Early residents definitely preferred space around them and, therefore, no lot-to-lot concentrations of pre-1940 dwellings exist today in Laguna.

Stylistically, the architectural development of Laguna was in keeping with regional trends except that more liberty with customization of accepted styles was taken in Laguna. Three factors contribute to this: 1) the art colony aspects of the city stimulated an interest in individuality and creativity; 2) since most homes originated as second homes to be used during the summer only, people imposed fewer stylistic restrictions on themselves and took delight in experimenting with their cottages; and 3) most early homes were built with attention to monetary economy which resulted in the scaling down of common styles in terms of density and ornamentation.

All of these homes and buildings included on the State Resources Inventory forms deserve recognition. Strict attention was paid during the



HISTORIC SURVEY NEIGHBORHOOD	NUMBER OF UNITS
1. ARCH BEACH HEIGHTS ADDITION	8
2. VICTORIA BEACH	26
3. SOLANA WAY	17
4. ROCKLEDGE NEIGHBORHOOD	4
5. ALTA VISTA WAY AND VICINITY	13
6. SOUTH COAST HIGHWAY	73
7. LAGUNA - SOUTH	230
8. OCEAN WAY VICINITY	16
9. TEMPLE HILLS NEIGHBORHOOD	12
10. EL BOSQUE STREET NEIGHBORHOOD	10
11. RAMONA WAY	7
12. PARK AVENUE NEIGHBORHOOD	20
13. MANZANITA STREET NEIGHBORHOOD	18
14. DOWNTOWN LAGUNA	49
15. LAGUNA NORTH NEIGHBORHOOD	122
16. NORTH COAST HIGHWAY	20
17. CLIFF DRIVE VICINITY	21
18. HILLCREST STREET VICINITY	17
19. LA BREA STREET VICINITY	11
20. CRESCENT BAY	5
21. LAGUNA CANYON	51
TOTAL NUMBER OF UNITS ON HISTORIC SURVEY = 706	

survey process to include only those which best represented the former character of Laguna Beach. Many more buildings from the pre-W.W. II period still exist but were omitted from the Inventory because of significant aesthetic modifications. Nevertheless, the larger sum of those buildings included on the Inventory plus those which have been altered but are still within the early density framework have a great effect on the neighborhood scale of lower Laguna.

Throughout Laguna the streetscape plays an important role in the imaginability of the city. Often the density and quality of the landscape is as significant and essential as the actual architectural integrity. The village quality of Laguna is derived largely from informal architectural styles executed at a human scale on streets which offer pedestrian appeal.

Historic Survey Residential

The two largest of the neighborhood groupings identified by the Historic Survey, Laguna-north and Laguna-south, contain the largest and most architecturally consistent as well as intact collection of pre-1940 housing units. These neighborhoods deserve special preservation attention as local preservation planning areas.

Laguna-North

Located between High Drive and Cypress Avenue, the Laguna-north neighborhood contains a preponderance of 1920's bungalows which were constructed largely to house the year-around residents of Laguna. The houses are largely of the stock builder bungalow variety following the popular design plans of the time. All are similar yet customized and contribute to form the largest collection of this early housing style in Laguna. A total of 122 houses in this neighborhood are listed on the Final Inventory.

Laguna-South

Located between Temple Hills Drive and Glenneyre on the east and west, and Cleo and Arch on the north and south, the gently rolling terrain houses one of the most unique neighborhoods in Southern California. A total of 230 houses are listed on the Final Inventory. Most of the houses originally served as beach cottages for all types of people, including the very creative such as artists and writers, and were built with a quality of spontaneity and individuality which today is an important facet of the Laguna image.

Everything from small board and batten cottages to large eclectic houses are located within this area. As important as the styles themselves are the many diverse ways in which they are situated on the terrain; some are up high, some below grade and some even straddle a gully. Lack of curbs and gutters along with profuse vegetation add an essential quality to the neighborhood.

Historic Survey Commercial

A great many of the pre-1940 commercial buildings in downtown Laguna, in particular, have been dramatically modified over the years. Those which remain in a relatively unaltered condition are essential components of the scale and character of Laguna Beach. The downtown buildings in tandem with those along North and South Coast Highway are important pieces of Laguna's history and contribute to the village image of Laguna.

The commercial areas contain a preponderance of residential units mixed among distinctive commercial architecture. Of the commercial buildings, larger anchor buildings (usually on corner lots) in Period Revival styles dating to the late 20's and early 30's are dominant.

Smaller single story buildings both pre- and post-1940 have been infilled between these. As with the residential architecture in Laguna, the commercial buildings have also been developed in unique and "one-of-a-kind" styles that enhance the desirability of Laguna.

Those buildings included on the Resources Inventory forms, and particularly those eligible for the National Register, should be included within the sphere of a preservation planning program. New buildings in the commercial areas could continue to utilize designs which perpetuate the scale and artistic quality of Laguna Beach.

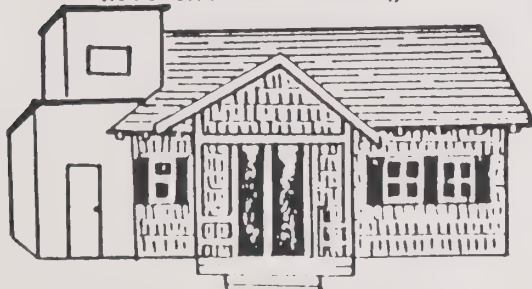
National Register Eligible Buildings

Additionally, 40 buildings were found to be eligible for the National Register. These include both homes and buildings in varied parts of the city. These National Register eligible buildings are the most historically and architecturally significant of Laguna's older buildings. In addition to being of outstanding importance in and of themselves, they play an important image making role for the village character of the city. These buildings are greatly complemented by many other pre-1940 buildings in Laguna.

1

Currently no incentives exist for the preservation and rehabilitation of individual buildings with historic significance:

- There is a lack of an effective design review process for the protection and recognition of historic architectural resources.
- New construction oriented code requirements on the remodeling of older homes and buildings often makes historically compatible rehabilitation cost prohibitive or architecturally impossible.
- Existing residential structures in commercial zones are being replaced by new commercial buildings or being renovated to accommodate commercial use in such a way that the original integrity of the house is severely compromised.
- Increasingly high land values in both residential and commercial areas without any counter balancing preservation incentives is causing the accelerated demolition and/or alteration of older historic buildings.

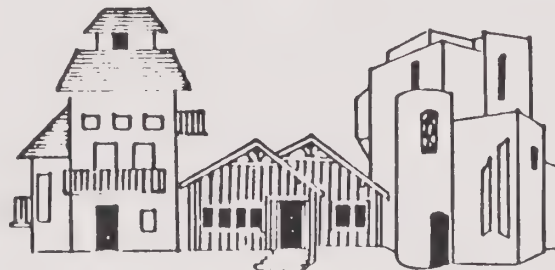


No Rehab Incentives Results In Loss Of Architectural Integrity

2

The streetscape of older Laguna is changing in terms of size, scale and character of housing:

- Higher density zoning incentives discourage rehabilitation and encourage demolition of older structures.
- Extensive nonconforming remodeling of older homes and buildings is altering the original architectural integrity and changing the density and character of the streetscape.
- The streetscape of predominantly older neighborhoods is being compromised by new construction of greater bulk and height than existing residences.



Changing Streetscape

3

Issues and Concerns

There is an insufficient awareness of the community's historic resources and the economic and cultural benefits of their preservation:

- There is a lack of full awareness and appreciation of local historic architecture.
- There is a lack of knowledge of compatible rehabilitation techniques and approaches.
- There is a lack of information, particularly among commercial property owners as to the Tax Act incentives available for historic preservation under the National Register program.
- There has been no previous identification of historically significant buildings and homes in order to make the community aware of which buildings could provide the greatest historic assets.



Lack Of Awareness As To Compatible Rehab

Goal #1:

To provide for the protection of historic buildings through the implementation of incentive programs specifically designed to encourage rehabilitation and preservation.

Goal #2:

To assure that neighborhoods like Laguna-north and Laguna-south as identified by the Historic Survey which have a preponderance of older homes and which greatly contribute to the village atmosphere be maintained as cohesive neighborhood units through consistency of size, scale and character.

Goal #3:

To promote community awareness of local history and historic architecture and to enhance recognition of the city's historic role as an important art colony, second home community and seaside resort.

Goal #1 - Implementation Programs:

1. Adopt an Historic Resources Ordinance which provides for a Laguna Beach Historic Register program. The Historic Register would be the official city listing of historically significant buildings. Homes and buildings would be admitted at the request of the property owner and approval would be by Planning Commission or City Council. Qualification for and placement on the Historic Register would entitle the property owner to take advantage of available incentive programs contingent upon proper rehabilitation of the designated home or building. (See Appendix, Model Ordinance)
2. Adopt the State Historic Building Code so that homes and buildings listed on the Laguna Historic Register will be eligible for the flexible code requirements more suitable to older buildings. Interpretation of the Historic Building Code on a case-by-case basis will be at the discretion of the Building Department officials. (See Appendix, Historic Building Code)
3. Certify the local Laguna Beach Historic Register as a functional equivalent of the National Register in order to extend Tax Act incentives to National Register eligible properties in a timely and efficient manner and to assure local control on the rehabilitation of these properties. (See Appendix, Guidelines for Certification)
4. Develop rehabilitation guidelines like those of the Secretary of the Interior for buildings and homes which partake of the incentive programs to include the following:
 - Relationship of height, materials, textures, color, architectural details, roof shapes
 - Proportion of openings within the facade
 - Rhythm of entrance and/or porch projections
 - Relationship of landscaping and ground cover
 - Directional expression of front elevation
 (See Appendix, Secretary of Interior, Rehab Guidelines)
5. Establish a low-interest rehabilitation loan program which would be made available to all homes and buildings included in the Final Historic Inventory and admitted to the Laguna Historic Register. The primary funding source for the program should be HCD (Housing and Community Development) funds which are currently grossly under-utilized by the City. Other funding opportunities such as the Marks Historic Preservation Bonding Act program should also be explored. (See Appendix, HCD and Historic Preservation Guidelines and Marks Act Information)
6. Establish a program to waive or reduce building permit fees for those buildings on the Laguna Historic Register which undergo compatible rehab by definition of the established guidelines.
7. Develop further rehab incentives such as flexible variances, density transfers and parking and access minimization.
8. Appoint each a staff planner and building inspector to specifically handle all review of rehab plans and to develop the preservation program. Each should have an appreciation of and technical know-how related to historic rehab and preservation planning.
9. Integrate the Historic Survey findings into the city planning process including listing of each property in the Laguna Historic Inventory on the RPR's (Residential Property Reports). Require that the survey data be included in the Environmental Review process. Also insure consistency between this Historic Element and the other City General Plan Elements.

Goal #2 - Implementation Programs:

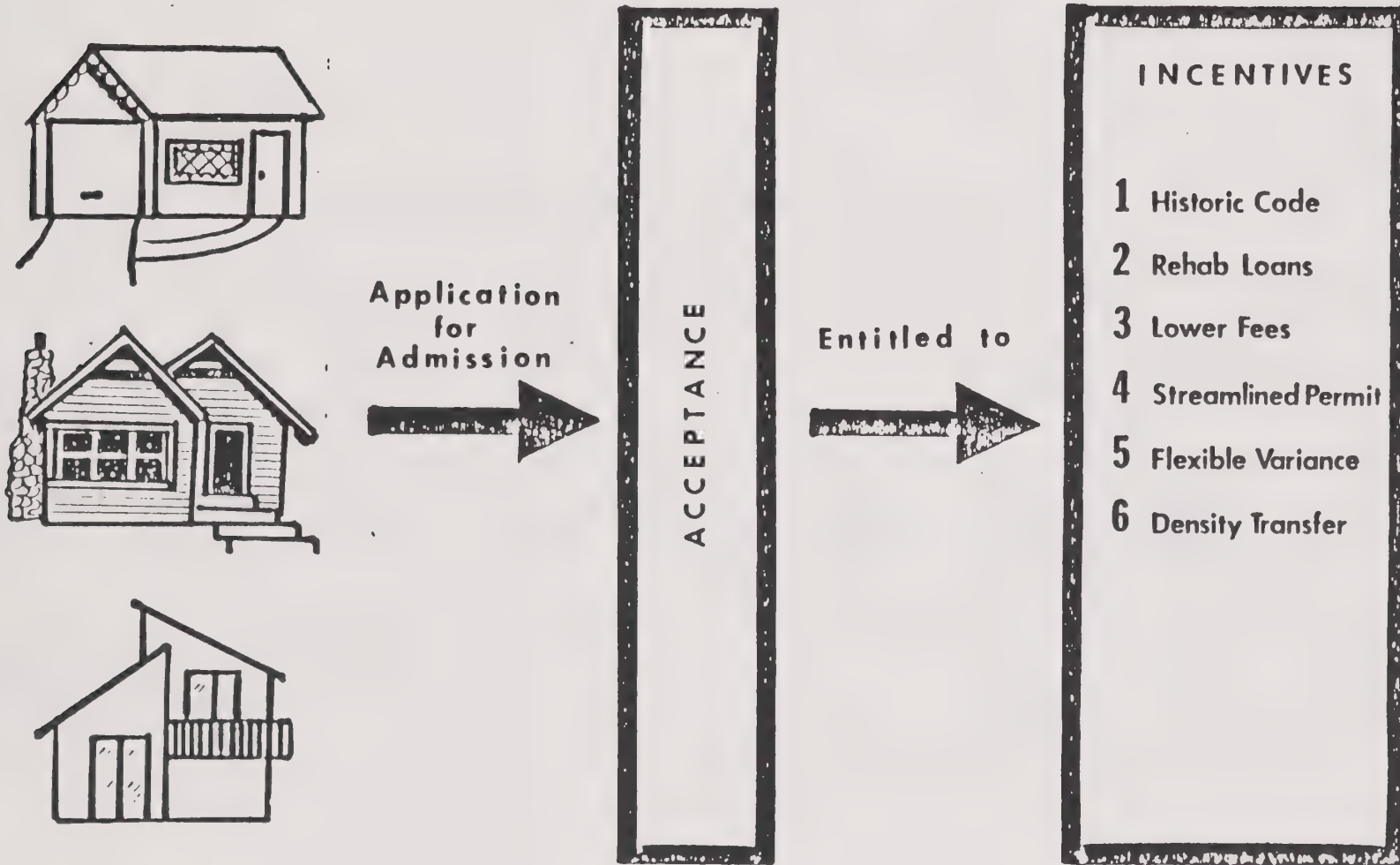
1. Development of all of the above listed programs will effect historic preservation as it relates to protection of neighborhoods as well.
2. Develop a design review process for the areas identified on the Historic Inventory as Laguna-north and Laguna-south. This would help insure a coordinated planning effort and consistency among old and new units in the neighborhood.
3. Develop relaxed standards for second unit development on properties where a single family unit is located within an R-2 or R-3 zone. By permitting an on-site density transfer or design waiver for the new second unit, an incentive would exist for retaining the older unit. All new construction in this situation, however, should not overshadow the historic building.
4. Explore the potential for local lending institutions to establish a special loan program for historic neighborhoods and buildings. Such a program will assist local lending institutions in meeting their obligations under the Community Reinvestment Act.
5. Develop a notification process to facilitate the moving of homes and buildings proposed for demolition to willing takers within the city. Further explore the possibility of using city owned land to house relocated buildings for a model historic area.
6. Assure consistency between this Historic Resources Element and other Laguna Beach General Plan Elements.

Goal #3 - Implementation Programs

1. Coordinate with the local library to establish a technical preservation resources library on restoration and preservation techniques and on historic data on Laguna homes and buildings.
2. Develop fact sheets which explain the benefits of listing on the Laguna Historic Register and the National Register and the economic and/or tax benefits associated with each. (See Appendix, National Register Information)
3. Develop a booklet for property owners on compatible rehab guidelines specifically tailored to Laguna homes and buildings.
4. Utilize to the greatest extent possible the local Cable T.V. Channel 10, the Laguna Beach Branch Library and the Historical Society to disseminate information on the City's history and historic preservation opportunities.

Historic Resources Ordinance Operational Diagram

LOCAL HISTORIC REGISTER



PHASING OF HISTORIC RESOURCES ELEMENT IMPLEMENTATION PROGRAM

	PHASE I				PHASE II		PHASE III
COUNCIL ORIGINATED ACTIONS	Adopt Historic Resources Ordinance/ Historic Register	Adopt State Historic Building Code	Apply for Certification of Ordinance		Authorize Waiver of Permit Fees	Authorize Further Rehab Incentives	
PLANNING STAFF ORIGINATED ACTIONS	Appoint Planner and Inspector w/ Preservation Expertise	Integrate Survey into Planning Process	Develop Rehab Guidelines	Develop Fact Sheets on Benefits of Historic Preservation	Develop Booklet on Proper Rehab	Develop Historic Neighborhood Design Review	Develop Relaxed Standards for Second Unit
ACTIONS CONTINGENT ON INTERAGENCY COOPERATION	Promote Public Awareness	Develop Low-Interest Loan Programs			Develop Technical Resources Library	Promote Public Awareness	Develop House Moving Notification Process

CITY OF LAGUNA BEACH

July 1981

City Council Members Planning Commissioners

Howard Dawson	Kenneth Mullens
Sally Bellerue	Arthur Casebeer
Neil Fitzpatrick	Raymond Newton
Kelly Boyd	J. Earl Waterbury
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This Historic Resources Element was prepared under the direction of the 13-member Historic Survey Advisory Board made up of a cross-section of Laguna Beach citizens.

Historic Survey Advisory Board

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The Historic Survey and preparation of this Element were made possible by a matching State/County grant administered by the Environmental Coalition of Orange County, Inc. Staff on the Historic Survey included Hal Thomas, Project Director; and Kathleen Les, Survey Coordinator.

Special thanks are extended to all of those who graciously gave of their time and memories in documenting Laguna's historic houses. Thanks to the hundreds of "old timers" who offered information and historic data. Gratitude also goes to the Laguna Beach Historical Society for their assistance and support. Lastly, appreciation is expressed to the City Community Development Department for their guidance and cooperation as well as to the County of Orange, Environmental Management Agency.

The Historic Survey and all resulting publications were funded in part with federal funds from the Heritage Conservation and Recreation Service, Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior.

ADDENDUM TO HISTORIC RESOURCES ELEMENT

The following text was derived from the South Laguna Specific Plan (SLSP) and is herein by reference added to the Laguna Beach Historic Resources Element. In an effort to consolidate the SLSP with the Laguna Beach General Plan, some policies from the SLSP have been added to either the Land Use Element, the Open Space/Conservation Element, the Housing Element, the Transportation/Circulation Element or the Seismic and Public Safety Element. Other policies in the South Laguna Specific Plan have been eliminated due to the existence of comparable policies in the City's General Plan. The following additions are to be included in the text of the document upon the next reprinting of the Historic Resources Element.

2. Heritage Structures

a. Policies

- 1) Preserve and enhance buildings and structures of historic significance in South Laguna.
- 2) Provide specific guidelines for the rehabilitation of historic structures.
- 3) Raise awareness and appreciation for South Laguna's cultural and historic heritage.
- 4) Strengthen the local economic base by stabilizing and improving property values through the identification and protection of historic areas.
- 5) Foster community pride through identification and aesthetic improvement of historic sites and areas.

South Laguna Village

The original homesteader of South Laguna was William Egan who took up a claim in 1906 that extended from West Street to approximately Tenth Avenue. The area was bought by Dwight Whiting and Blanche Dolph in 1927 and named Three Arches. A post office was opened on December 22, 1933, under the name Three Arches, but was changed to South Laguna (by popular vote) on December 1, 1934. (Environmental Coalition Orange County, November 1981)

The development of Tract 849 (South Laguna Village) and Three Arch Palisades (Three Arch Bay) was shepherded by Edward G. Chatham, his son Lesley G. Chatham and his brother-in-law Lewis Lasley. Originally all of the lots in Tract 849 were 125 feet deep and 35 feet of frontage on the county streets First Avenue through Tenth Avenue. Through the efforts of Lasley, easements were made for the cross streets on every third lot. The two lots remaining between were then divided into six lots - 2 of them 35' X 40'; and the corner lots 35' X 45'. This effort at creating inexpensive (\$100 during the 1930's) lots for vacation resulted in parking, privacy and access problems now that the houses have been converted to permanent use. Nevertheless, the small scale village character, the feeling of neighborliness and the undefined quality which distinguishes South Laguna from other communities are positive results of these early decision. In 1936, the Orange County Planning Commission approved a resolution which stated that no further lot subdivisions were to take place. This is the reason that some properties are "double" or even "triple size" lots with only one dwelling allowed on them.

Five commercial structures and 38 residences in the Village Area are included in the inventory. The majority of these residences are beach cottage style, with some eclectic and period revival buildings, particularly in the commercial area.

Three Arch Bay

Legend says that Three Arch Bay was named the "Bay of the Three Little Windows" by Spanish shepherds when they saw the rock on a sandy beach on which erosion had worn three arches. In the late 1920's it was marketed as the "Palisades" or "Three Arch Palisades" by subdivider Lewis H. Lasley and partner Walter Bonyng. A major stimulant for growth in South Laguna was the opening of Pacific Coast Highway, October 9, 1926. By 1927, the South Laguna Village area and Three Arch Bay were in competition for the sale of lots both promoted by Lasley. The first home in Three Arch Bay was constructed at 17 South La Senda in 1927. This home and seven others of the early homes were built by Elmer Neher. (Environmental Coalition Orange County, (ECOC) November, 1981)

In 1930, the tract was bought by actor Hallam Cooley, who formed a company along with Dick Rowlands and Dan O'Flaherty. Through Mr.

Cooley's association with the motion picture industry and on site promotion efforts, they were able to continue sales and improvements even through the depression.

The first advertising slogan was "Where Privacy is Paramount." Private streets and the private beach were provided for and architectural standards were established. "Trees were planted and hand-watered until the water system was secured through donations." (ECOC)

In 1936, Rowlands and O'Flaherty formed the Three Arch Bay Association to deal with administering the community's property, to oversee the architectural character and to deal with county and state governmental agencies. Three Arch Bay as the quiet, beautifully planted, small scale, private community it is today, is a direct result of the policies established by the early developers.

Ten residences in Three Arch Bay have been placed on the historic resources inventory. These include craftsman style houses built by Neher, Mediterranean Revival and Beach Cottage style houses, and the Griffith house which is eligible for the National Registry.

Architectural Styles

South Laguna is similar to Laguna Beach in that the structures were built in a variety of architectural styles during roughly the same time period (1920-1940). The principle styles are described on the following pages. Excerpts are from the Laguna Beach Architectural Style Guide by Kathy Les, September, 1980.

The following excerpts are from a Historic Resources Report prepared by Environmental Coalition Orange County, November, 1981.

Craftsman Styles 1910-1930

The Craftsman style was the first architectural trend since the founding of the United States to have its roots in the West rather than the East Coast. Craftsman architecture evolved out of anti-industrial movement which emphasized the importance of craftsmanship as well as a relationship to the terrain on which the structure was sited.

Craftsman homes are informal in character, horizontal in their massing and incorporate an abundance of landscaping. The style utilizes a variety of woods with accents provided by brick and stone. The consummate Craftsman house is the Gamble House in Pasadena designed by the Greene brothers, the foremost pioneers of the style.

The Craftsman houses were built both at a very large scale by



17 So. La Senda



11 So. La Senda

CRAFTSMAN STYLE

the rich and at a smaller bungalow scale by the middle class.

The gospel of the Craftsman movement was individuality, so these houses tended to be one of a kind. More than any other style, it is difficult to generalize about the appearance and features.

Usually shingles and clapboard, often in combination, are used to side the exterior of these homes. A certain complexity in appearance is derived from the presence of several gables, each embellished with decorative exposed rafters and ornamentation in the gable face. A front porch is almost always present and is framed with large picture windows further emphasizing the brotherhood between the interior and outdoor spaces.

The Craftsman Style is typified by the following characteristics:

Structural Form

- Horizontal massing
- Asymmetrical with large front porch
- Usually two stories in height

Materials

- Exterior clapboard and/or shingle siding

Windows and Doors

- Windows have horizontal emphasis
- Windows in twos and threes
- Doors and windows often have stained or beveled glass

Roof

- Low pitched with gables on several levels
- Extended eaves
- Exposed rafters

Additional Features

- Gable venting
- Common use of bricks or boulders

Beach Cottage Style

1910-1940

Hardly part of a nationwide or even a regionwide movement, these cottages are more of a product of a local beach culture than of any larger architectural style.

The building boom of the 1920's, which hit not only Laguna but all of Southern California, made many inland residents wealthy and provided them with extra money for a second home. Typically, these cottages were a family project with everybody pitching in a bit of their own energy and building ability.

Construction was simple with board and batten being the most common exterior siding. These cottages usually started as a single story basic box with a slightly gabled roof, but were very often enlarged and most eventually became a full time home.

The local beach cottages were more a derivative of the Craftsman style than anything else, and therefore, when it could be afforded, were embellished on a simple scale like the Craftsman houses. These embellishments included decorative porch treatment, exposed rafters and decorative shingles. This is the most prevalent style in South Laguna.

The Beach Cottage Style is typified by the following characteristics:

Structural Form

- Simple box or rectangular plan
- Usually asymmetrical
- Originally one story

Materials

- Board and batten, shingled and overlap siding

Windows and Doors

- Windows regularly spaced
- Windows and doors simply framed

Roof

- Low pitched
- Extended eaves
- Sometimes exposed rafters

Additional Features

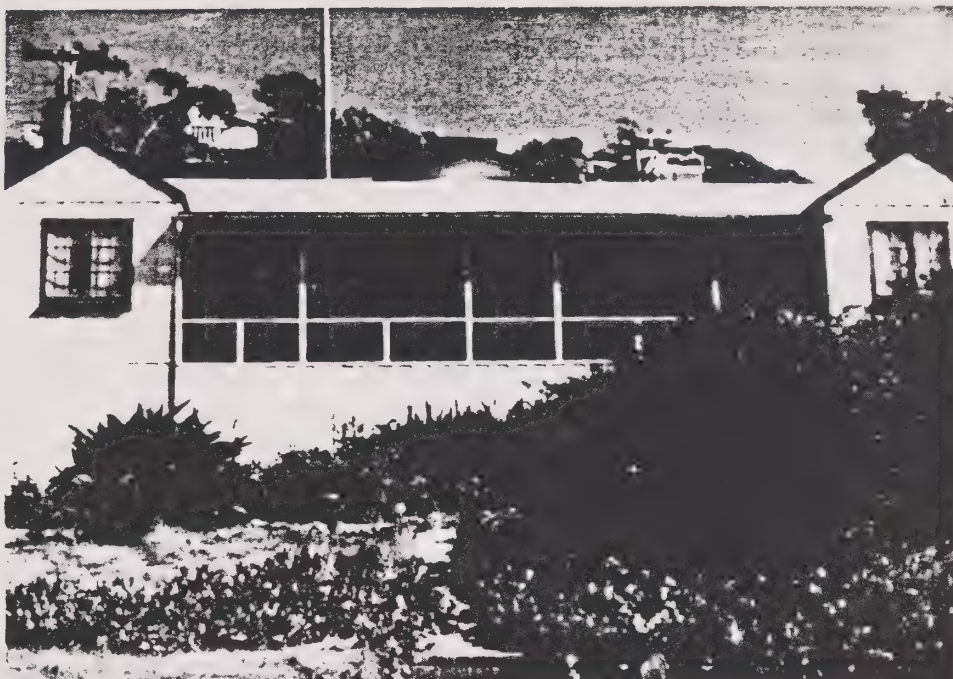
- Porch or patio
- Brackets under eaves

Period Revival Styles

1928-1940

The infiltration of the film industry into the lives of Americans in the 1920's brought with it a profound change in residential architectural styles. The glitter of Hollywood coupled with a time of renewed prosperity encouraged the feeling that life in the movies was better than life in the real world.

The style that we now term as Period Revivals were the beginning of a kind of fantasy architecture which has come to stay in Southern California. No longer was the native California revered. Instead, residential styles patterned after the native styles of other far away places were



31172 Monterey



31691 Pacific Coast Hwy.

BEACH COTTAGE STYLE

recreated. Most popular were the Spanish Mediterranean and the Provincial Revival styles.

Mediterranean homes and commercial buildings were modeled after the architecture of Italy, Spain and North Africa along the Mediterranean Ocean. Easily identifiable by their red tile roofs and white stucco walls, these buildings offered the comfort, casualness and fantasy of life along the Mediterranean. Providing a neat and tidy appearance, the Spanish Mediterranean Revival Style typically includes arched windows, doors and porch openings with a Spanish quality.

The Provincial Revival Style, coming from an altogether different part of the globe, became popular at the end of W.W. I. Having a definite idyllic quality, Provincial Revival homes and buildings are characterized by a steep pitched roof, a prominent front window and an all around tight quality reminiscent of the English and French villages.

The Mediterranean Revival Style is typified by the following characteristics:

Structural Form

- Rectangular plan with horizontal massing
- Asymmetrical with front porch
- Arcades with arched openings
- One to two stories in height

Materials

- Exterior stucco walls
- Occasional usage of dark stained wood in porch or eaves

Windows and Doors

- Both are frequently arched
- Windows deeply recessed, giving appearance of thick walls

Roofs

- Low pitched roof covered with tiles, or flat roof with extended parapets

Additional Features

- Arched openings
- Sometimes use of wrought iron
- Patterned tiles
- Recessed entry

The Provincial Revival Style is typified by the following characteristics:

Structural Form

- Rectangular plan with vertical massing
- Entry is focal point
- Entry often gabled or turreted



1 Vista del Sol



31382 Monterey

MEDITERANEAN REVIVAL STYLE



31251 Brooks

PROVINCIAL REVIVAL STYLE

Materials

- Stucco often with half timbering
- Occasionally some brick or stone

Windows and Doors

- Usually prominent picture windows, often arched
- Steeply pitched dormers
- Door often of heavy wood with castle entry quality

Roof

- Steep pitched
- Sometimes with decorative composition shingles

Additional Features

- Decorative chimney
- Sometimes patterned brick highlighting door
- Often small ventilation windows

Moderne Styles

1930 - 1940

In the 1930's there arose a fascination with technology and the industrial power of man. Unlike the similar trend toward the celebration of technical progress under the reign of Queen Victoria, the Moderne Style buildings of the 1930's emphasized simplicity rather than heavy ornamentation.

The only structure in South Laguna in this style is the Halliburton house, 31172 Ceanothus, which is described as "moderne with a brutalist influence." Here the functional and forthright use of materials is essence of design. Historical references and superfluous detailing are absent. This house built of cast in place concrete fits well visually into its setting on the gray concrete-like San Onofre Breccia cliffs of Aliso Canyon. The material is also an appropriate functional response to the surrounding area which is vegetated with the fire prone chaparral.

Two structures were judged to be of sufficient architectural and historic interest to be eligible for nomination to the National Registry of Historic Places. There are the Griffith House in Three Arch Bay and the Halliburton House in Coast Royale.

All of the structures listed on the inventory have been plotted on the Heritage Inventory map, Figure 12, Table 12 lists each structure on the inventory.



31172 Ceanothus

MODERNE STYLE

TABLE 12

HERITAGE STRUCTURES

Source: Historic Resources Inventory by Environmental Coalition of Orange County, November, 1981

Numbers refer to numbers on Heritage Inventory map, Figure 12

COAST ROYALE

1. 31182 Brooks
2. 31191 Brooks
3. 31211 Brooks
4. 31251 Brooks
5. 31172 Ceanothus
6. 31252 Holly
7. 31112 Monterey
8. 31151 Monterey
9. 31172 Monterey
10. 31382 Monterey
11. 31461 Monterey
12. 31515 Bluff
13. 31595 Bluff
14. 31281 Camel Pt.
15. 31302 Camel Pt.
16. 31351 Pacific Coast Highway
17. 31381 Pacific Coast Highway

SOUTH LAGUNA VILLAGE RESIDENTIAL

18. 31505 First
19. 31507 First
20. 31511 First
21. 31513 First
22. 31544 First
23. 31550 First
24. 31568 First
25. 31632 Second
26. 31642 Second
27. 31762 Fourth
28. 31641 Third
29. 31676 Third
30. 31738 Fourth
31. 31746 Fourth
32. 31791 Fifth
33. 31862 Eighth
34. 31885 Ninth
35. 31955 Tenth
36. 31988 Tenth
37. Tenth and Virginia
38. 31808 Anderson
39. 31892 Circle
40. 31907 Crestwood

Error on Env. Coalition Survey

41. 31834 Hedge
42. 31652 Jewel
43. 31978 Pacific Coast Highway
44. 32181 Pacific Coast Highway
45. 32192- Pacific Coast Highway
46. 32225 Pacific Coast Highway
47. 31696 Seacliff
48. 31722 Scenic
49. 31742 Scenic
50. 31925 Sunset
51. 31942 Sunset
52. 31952 Sunset
53. 31911 Virginia Way
54. 31946 Virginia Way
55. 31632 Wildwood

Error on Env. Coalition Survey

Error on Env. Coalition Survey

SOUTH LAGUNA VILLAGE COMMERCIAL

56. 31622 Pacific Coast Highway
57. 31674 Pacific Coast Highway
58. 31691 Pacific Coast Highway
59. 31709 Pacific Coast Highway
60. 31742 Pacific Coast Highway

THREE ARCH BAY

61. 6 Barranca Way
62. 17 South La Senda
63. 11 South La Senda
64. 11 La Senda Place
65. 36 South La Senda
66. 1 Vista del Sol
67. 23 Bay Drive
68. 26 Bay Drive
69. 12 South La Senda
70. 40 North La Senda

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